008.0	0005	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,095,900	/	1,095,900
USE VALUE:	1,095,900	/	1,095,900
ASSESSED:	1,095,900	/	1,095,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEETS-POLING PHILIP GABRIEL&
Owner 2:	SUAREZ CATHERINE L
Owner 3:	
Street 1:	68 RANDOLPH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DIGNAN COURTNEY P -
Owner 2:	DIGNAN ELIZABETH L -
Street 1:	68 RANDOLPH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,331 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4331.000	654,800	1,200	439,900	1,095,900
Total Card	0.099	654,800	1,200	439,900	1,095,900
Total Parcel	0.099	654,800	1,200	439,900	1,095,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.03 | /Parcel: 533.0

Legal Description

User Acct 7557

GIS Ref

GIS Ref

Insp Date 10/21/17

Entered Lot Size

Total Land:

Land Unit Type:

!811!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	655,000	1200	4,331.	439,900	1,096,100	1,096,100	Year End Roll	12/18/2019
2019	101	FV	500,400	1200	4,331.	467,400	969,000	969,000	Year End Roll	1/3/2019
2018	101	FV	497,900	1200	4,331.	341,000	840,100	840,100	Year End Roll	12/20/2017
2017	101	FV	497,900	1200	4,331.	297,000	796,100	796,100	Year End Roll	1/3/2017
2016	101	FV	497,900	1200	4,331.	253,000	752,100	752,100	Year End	1/4/2016
2015	101	FV	463,000	1400	4,331.	247,500	711,900	711,900	Year End Roll	12/11/2014
2014	101	FV	463,000	1400	4,331.	203,500	667,900	667,900	Year End Roll	12/16/2013
2013	101	FV	463,000	1400	4,331.	193,600	658,000	658,000		12/13/2012

PRINT

Date	Time
12/10/20	16:31:46

LAST REV

Date	Time
07/06/18	08:15:00

danam

811

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIGNAN COURTNEY	59906-281		8/31/2012		674,000	No	No		
KRIEBEL WESTIN	51577-341		8/15/2008	Inc Per Prop	729,000	No	No		
BRADLEY RICHARD	49428-289		5/10/2007		600,000	No	No		
	12927-148		1/27/1976		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2018	854	Porch	2,400	C				
9/2/2015	1241	Solar Pa	49,199		9/2/2015			Installation of 49
4/23/2013	582	Manual	4,800	C				
9/4/2012	1104	Alterati	5,380	C				
9/20/2011	1151	New Wind	6,707					
10/25/2007	987	Re-Roof	7,850			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
6/17/2013	Info Fm Prmt	EMK	Ellen K
4/10/2013	Info Fm Prmt	EMK	Ellen K
2/17/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
7/9/2007	MLS	HC	Helen Chinal
9/23/1999	Meas/Inspect	263	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4331		Sq. Ft.	Site		0	80.	1.27	1									439,943						439,900	

Total AC/HA:	0.09943	Total SF/SM:	4331	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	439,943	Spl Credit		Total:	439,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22220707
Const Adj.:	0.98990101
Adj $ / SQ:	157.282
Other Features:	90743
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686423
Depreciation:	31575
Depreciated Total:	654847

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

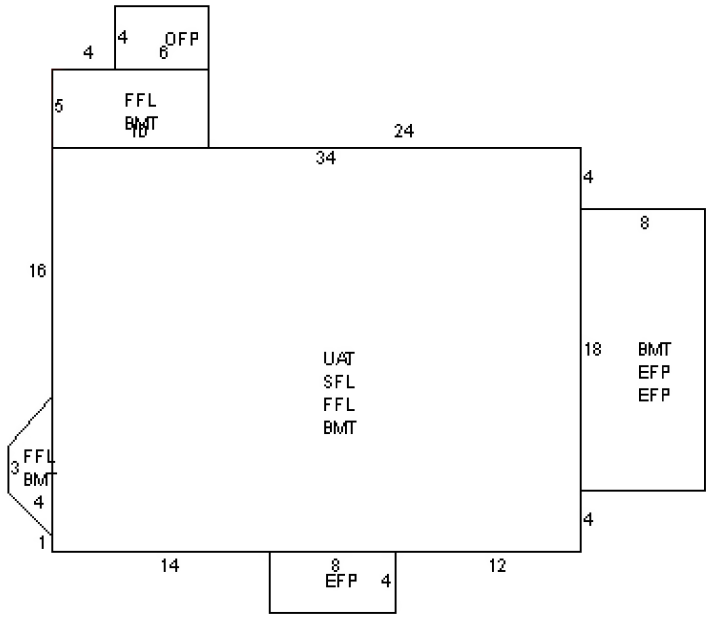
No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	229.63
Special Features:	0	Val/Su Net:	187.35
Final Total:	654800	Val/Su SzAd	356.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,095	47.180	51,667
FFL	First Floor	951	157.280	149,575
SFL	Second Floor	884	157.280	139,038
EFP	Enclos Porch	320	35.370	11,319
UAT	Upper Attic	221	121.110	26,765
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	3,495			Total:	379,409
Size Ad	1835	Gross Are	4158	FinArea	2056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	FR	1975	4.20	T	44	101			500			500
A2	WOOD SHD	D	Y	1	10X12	A	AV	1990	7.67	T	23.2	101			700			700

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200